

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12945, of the Sidwell Friends School, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to allow the construction of a gymnasium, art center and a maintenance building as additions to a private school in an R-1-B District at the premises 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816).

HEARING DATE: May 23, 1979

DECISION DATE: June 6, 1979

DISPOSITION: Application GRANTED with conditions by a vote of 3-0 (Charles R. Norris, John G. Parsons and Chloethiel Woodard Smith to grant; William F. McIntosh and Leonard L. McCants not voting, not having heard the case).

FINAL DATE OF ORDER: August 7, 1979

FINDINGS OF FACT:

1. In its Final Order dated August 7, 1979, the Board approved plans marked as Exhibit Nos. 10 and 29 of the record.

2. By Order dated October 9, 1979, the Board approved a modification of the plans previously approved, to allow the applicant to construct its new improvements in accordance with plans marked as Exhibits No. 33 and 34 of the record.

3. By letter dated December 26, 1979, the applicant requested additional modifications of the plans based on increases in construction costs and the need for the applicant to stay within its overall development budget.

4. The applicant proposes to reduce the size of certain buildings. The Gymnasium Building as originally proposed contained 17,500 gross square feet with a site coverage of 11,880 square feet. Originally the Gymnasium Building was thirty-two feet high with a ten foot high fence surrounding rooftop tennis courts. There are currently no provisions for rooftop tennis courts, and the building height has been reduced to twenty-nine feet.

5. Originally the proposed Arts Center Building contained 23,900 gross square feet on two levels with a site coverage of 15,790 square feet. The Arts Center Building currently proposed considerably reduces the original, partly underground lower level and contains 18,760 gross square feet with a site coverage of 16,830 square feet. There has been no change in the overall height or general design of the Arts Center Building.

6. The applicant now requests approval of the plans marked as Exhibits No. 40, 41 and 42 of the record.

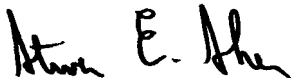
CONCLUSIONS OF LAW AND OPINION:

Upon consideration of the applicant's request, the Board finds that approval of the revised plans does not change the relief granted by the Board. There are no variances required and all of the material facts which the Board relied upon in granting the application are still relevant. It is therefore ORDERED that the applicant's request for modification of plans is GRANTED, that the revised set of plans marked as Exhibits No. 40, 41 and 42 of the record are hereby approved, and that such plans shall be substituted for those originally submitted to and approved by the Board. In all other respects, the Orders of the Board dated August 7, and October 9, 1979 shall remain in full force and effect.

DECISION DATE: January 9, 1980

By Unanimous consent of the Board

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:   
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 31 MAR 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12945, of the Sidwell Friends School, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to allow the construction of a gymnasium, art center and a maintenance building as additions to a private school in an R-1-B District at the premises 3825 Wisconsin Avenue, N. W., (Square 1825, Lot 816).

HEARING DATE: May 23, 1979

DECISION DATE: June 6, 1979

DISPOSITION: Application GRANTED with conditions by a vote of 3-0 (Charles R. Norris, John G. Parsons and Chloethiel Woodard Smith to grant; William F. McIntosh and Leonard L. McCants not voting, not having heard the case).

FINAL DATE OF ORDER: August 7, 1979

ORDER


By letter dated August 29, 1979 the applicant requested modification of the preliminary plans, which had previously been approved by the Board. The site plan, marked as Exhibit No. 29, is a revised plan submitted after the hearing which reflected the proposed plan as to the total number of parking spaces. The applicant stated in it's request that, in the interest of improving the campus plan and the individual buildings, further architectural development had taken place. The applicant requested that it be permitted to modify the plans submitted to and approved by the Board. Those plans are marked as Exhibits No. 29 and 10 of the record. The applicant request that the gymnasium building be moved twenty-five feet to the west, that the dimensions of the maintenance building be changed, and that the covered bicycle storage area be deleted. The applicant now requests approval of the plans marked as Exhibits No. 33 and 34 of the record.

Upon consideration of the applicant's request, the Board finds that approval of the revised plans does not change the relief granted by the Board. There are no variances required and all of the material facts which the Board relied upon in granting the application are still relevant. It is therefore ORDERED that the applicant's request for modification of plans is GRANTED, that the revised set of plans marked as Exhibits No. 33 and 34 of the record are hereby approved, and that such plans shall be substituted for those originally submitted to and approved by the Board. In all other respects, the order of the Board dated August 7, 1979 shall remain in full force and effect.

VOTE: 4-0 (William F. McIntosh, Chloethiel Woodard Smith,  
Charles R. Norris and Leonard L. McCants to grant).

BY ORDER OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 9 OCT 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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HEARING DATE: May 23, 1979

DECISION DATE: June 6, 1979

DISPOSITION: Application GRANTED with conditions by a vote of 3-0 (Charles R. Norris, John G. Parsons and Chloethiel Woodard Smith to grant; William F. McIntosh and Leonard L. McCants not voting, not having heard the case).

FINAL DATE OF ORDER: August 7, 1979

FINDINGS OF FACT:

1. In its Final Order dated August 7, 1979, the Board approved plans marked as Exhibit Nos. 10 and 29 of the record.

2. By order dated October 9, 1979, the Board approved a modification of the plans previously approved, to allow the applicant to construct its new improvements in accordance with plans marked as Exhibits No. 33 and 34 of the record.

3. By Order dated March 31, 1980, the Board approved a modification of the plans previously approved, to allow the reduction in size of the Gymnasium and Arts Center Buildings in accordance with plans marked as Exhibit Nos. 40, 41 and 42 of the record.

4. By letter dated March 25, 1980, the applicant requested a modification of the proposed Arts Center building. The applicant stated that on the school's fifteen acre site is a building, shown on the site plan as the Existing Administration Building, which is listed on the National Register of Historic Places. In the process of obtaining a building permit, it was determined by the Joint Committee on Landmarks that the original property of the registered building also comes under their control, even though that property has been assembled along with other properties to make up the School's single property designation.

In that the proposed Arts Center Building will be located partly on that portion of the site which is included on the National Register of Historic Places, it was determined that the applicant was required to submit its design to the Joint Committee on Landmarks for their approval. Its design, as originally presented, was not approved, but as a result of considerable effort by the School, the Joint Committee and the applicant's architect certain modifications were made. The resulting design subsequently received approval by the Joint Committee on Landmarks.

5. Essentially the change required for approval by the Joint Committee on Landmarks was a thirty degree rotation in plan and a slight shifting to the east of the Arts Center Building. This was done in order to move the taller elements and the general mass of the building further away from the historically registered building. This rotation and shift necessitated certain plan changes including increasing the size of the lower level under the building where the existing grade falls off sharply toward the running track.

6. The Arts Center Building currently approved by the B.Z.A. contained 18,760 gross square feet with a site coverage of 16,830 square feet. The Arts Center Building as now proposed contains 21,715 gross square feet, still less than the 23,900 gross square feet originally approved by the B.Z.A. The site coverage of the current scheme is 16,777 square feet. There has been no change in the overall height or general design of the Arts Center Building.

7. The proposed modifications will increase the gross floor area, reduce the site coverage area and change slightly the buildings orientation and location.

#### CONCLUSIONS OF LAW AND OPINION:

Upon consideration of the applicant's request, the Board finds that approval of the revised plans does not change the relief granted by the Board. There are no variances required and all of the material facts which the Board relied upon in granting the application are still relevant. It is therefore ORDERED that the applicant's request for modification of plans is GRANTED, that the revised set of plans marked as Exhibit Nos. 46 and 47 of the record are hereby approved, and that such plans shall be substituted for those originally submitted to and approved by the Board. In all other respects, the Orders of the Board dated August 7, October 9, 1979 and March 31, 1980 shall remain in full force and effect.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Connie Fortune and William F. McIntosh to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 21 APR 1980

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



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HEARING DATE: May 23, 1979

DECISION DATE: June 6, 1979

FINDINGS OF FACT:

1. The subject site is the campus of the Sidwell Friends School, which is located on the east side of Wisconsin Avenue, N.W. north of Quebec Street, N.W., in the R-1-B District and is known as 3825 Wisconsin Avenue, N.W.

2. The subject site is the home of the Sidwell Friends School. It is improved with the Zartman House built in 1820, which functions as the administrative building, a maintenance building, an activities building, the Upper School Library, the Upper School Classroom building, the Sensner Building used for science instruction and creative arts, the Xavitz Middle School Building, nine tennis courts and three athletic fields.

3. The subject site contains approximately 14.9 acres of land.

4. The properties to the north of Sidwell include a commercial building, occupied by the Capitol Radio Engineering Institute, a Post Office Building and the Washington Home. To the east, across 37th Street is the Phoebe Hearst Elementary School and playfields. On Quebec Street to the South, there are three private residences and a commercial building occupied by the Association for Childhood Education International. Across Wisconsin Avenue is McLean Gardens and an office building occupied by the Federal National Mortgage Association.

5. Metro bus stops are located on the east and west sides of Wisconsin Avenue, N.W., directly in front of the school.

6. A Metro rail station is under construction at Tenley Circle within four blocks of the subject site.

7. The applicant proposes to construct a new gymnasium, an arts center and an addition to the Sensner Building. The new gymnasium will be used for physical education classes, team sport practice sessions and will have locker rooms for visiting teams. The school nurse's office will also be located in the gymnasium. No permanent seating will be provided in this facility. The proposed arts center will be physically linked to the present activities building. The arts center will have a 450 seat auditorium with a stage, a scenery construction workshop and a Friends Meeting for Worship room. There will also be art studios, photographic dark rooms, choral and individual practice rooms, storage rooms for costumes and classrooms. The addition to the Sensner Building will permit consolidation of the school's maintenance department and provide a location for the student stationery store. All maintenance will be done indoors in the new building, and many minor maintenance buildings will be eliminated from the campus.

8. No new access points, driveways or curb cuts are required to serve the new facilities. The present access points are the circular drive in front of Zartman House at 3825 Wisconsin Avenue, N.W., and the entrance to the Upper School at 3901 Wisconsin Avenue, N.W. An additional egress point is a drive shared with the McGraw Hill Institute, by right of an easement granted by the Washington Home to establish a fifteen foot alley about 297 feet long as an egress to Wisconsin Avenue.

9. As part of the proposed expansion of the school's facilities the number of on-campus parking spaces will be increased from 110 spaces to 145 spaces.

10. The school has 700 students, 100 full or part-time teachers and thirty staff persons including administrators, clerical, food service, cleaners and bus drivers.

11. The proposed construction will not provide for any increase in the present school enrollment. The applicant's Board of Trustees has made a formal determination not to enlarge the enrollment of the school at this location.

12. The academic day at the school runs from 8:00 a.m. to 3:00 p.m. Athletic activities and programs are conducted from 3:00 p.m. to 5:00 p.m. Evening activities include seminars for Upper School students of approximately forty to forty-five students, occasional concerts and student dramatic productions and basketball games. These evening events conclude by 10:30 p.m.

13. The building materials to be used in the proposed new structures will be brick and stone. These materials have been selected to match Zartman House and other existing structures on the campus.

14. The North Cleveland Park Citizens Association, by letter of June 6, 1979, had no opposition to the application on the grounds that the applicant had met with them and they were assured that the student population will not be increased.

15. A representative of the McLean Gardens Residents Association testified at the public hearing for the purpose of clarification by the applicant of concerns of the association. The concerns were (a) Parking by some students in the area surrounded by McLean Gardens so as to preempt street spaces for the tenants; (b) Any further increase of students and faculty and (c) The use of the tennis courts by persons other than the students and faculty and the lighting and hours of the tennis courts.

As to those concerns the Board notes that the parking is unreserved on-street parking over which the Board has no control. The enrollment shall be fixed by the Board hereinafter conditioned. The tennis courts will be used by neighboring residents when not required by the students and faculty, but there will be no lighting for the tennis courts since the use of the courts will be terminated prior to dusk.

16. Advisory Neighborhood Commission 3C, did not testify at the public hearing. By letter of May 12, 1979, the ANC requested the Board to keep the record open so that it could submit its' recommendations prior to the time the Board decided the application. By letter of May 29, 1979, the ANC made the following recommendations:

- a. The subject population at the subject location should be limited to 700 students.

- b. No lighting should be provided to the existing or proposed outdoor tennis courts.
- c. A policy of equal access should be required for use of the tennis facilities for both neighborhood residents and new members of the applicant's tennis club.
- d. No bleachers or other seats should be installed in the proposed gymnasium. The applicant agreed to this at the May 29th meeting of the ANC.
- e. There should be no conjoint operations of spectator events in the existing gymnasium and the proposed auditorium.
- f. Bus parking should be limited to those bases substantially serving the subject property and not applicant's school in Bethesda. The applicant agreed to this at the May 29th meeting of the ANC.

17. The Board is required by statute to give great weight to the issues and concerns of the ANC expressed in writing. In addressing these concerns, the Board states as follows:

- a. The Board's limitation of 700 students will be listed as a condition to the granting of the application.
- b. The applicant has testified that no lighting will be provided for the tennis courts.
- c. The granting of any tennis privileges to other than school parties is a personal matter of the applicant. The Board cannot dictate it. It has no jurisdiction.
- d. The applicant has testified that it will not provide permanent seating for the proposed gymnasium.
- e. While the Board understands the concerns about crowds which conjoint operations may occasion, the Board notes that school functions to be held in a gymnasium are not synonymous with auditorium functions. The Board finds the request of the ANC to be an unreasonable request. The Board will not interfere in this type of an administrative function of the applicant.

- f. As stated by the ANC the applicant agreed to limit his parking.

18. There was no opposition to the application, neither at the public hearing or of record.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant is seeking a special exception. The record reflects, and the Board concludes that the applicant has substantially complied with the requirements of Paragraph 3101.42 of the Zoning Regulations. In so concluding, the Board has determined that the proposed new structures and addition to an existing structure will enable the applicant to provide a broader range of academic and athletic programs to its students. The new facilities are not likely to be objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions. The proposed new construction will be located near existing structures so that the open space and grounds of the campus will be relatively undisturbed. There are no traffic impacts or other impacts which will be to the detriment of nearby or other property owners. Building materials have been selected which are compatible with the existing structures. The new facilities are designed for the use of the students, faculty and staff of the school. Ample parking spaces will be provided to accommodate the students, teachers, staff and visitors likely to come to the site by automobile, and the campus is well-served by public transportation. The present enrollment of students and number of faculty and staff will not be increased. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. Approval is limited to the Sidwell Friends School.
2. Enrollment shall be limited to 700 students, 100 faculty and thirty staff.
3. The applicant shall provide 145 parking spaces as shown on Exhibit No. 29 of the record.

VOTE: 3-0 (Charles R. Norris, John G. Parsons and Chloethiel Woodard Smith to GRANT, William F. McIntosh and Leonard L. McCants not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:   
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 7 AUG 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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